

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefit of Section 1558 through 15961 of the 1922 Code of Laws of South Carolina as amended, or any other applicable law.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, and/or be partly (ed) to make a payment or payments as required by the above and provisions hereof, any such prepayment may be applied to the unpaid payment or payments, insofar as possible, in order that the principal debt will not be left contractually delinquent.

2. That the Mortgagor shall hold and convey the above described premises until there is a default under this mortgage, or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be entirely null and void, otherwise to remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms, conditions, covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this Mortgage, or the title to the premises described herein, or should the debt secured hereby, or any part thereof be placed in the hands of a sheriff, at law for collection, by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately, or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall hold, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantors, and assigns of the parties hereto. Whoever used, the singular shall include the plural, be plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagee, this 1st day of July, 1975

Signed, sealed and delivered in the presence of:

Robert A. Schmid
John Y. Davenport

BROADCASTING COMPANY OF THE CAROLINAS, INC

Robert A. Schmid (SEAL)
President

(SEAL)

John Y. Davenport (SEAL)
Secretary

State of South Carolina

COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Donna Barton and made oath that

she saw the within named Broadcasting Company of the Carolinas, Inc., by Robert A. Schmid,

President and John Y. Davenport, Secretary,

sign, seal and as their act and deed deliver the within written mortgage deed, and that she be with

M. R. Johnson, Jr. witnessed the execution thereof.

SWORN to before me this 1st

day of July, A. D. 1975

Donna Barton (SEAL)
Notary Public for South Carolina

My Commission Expires November 19, 1979

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

the wife of the within named
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this

day of A. D. 1975

Donna Barton (SEAL)
Notary Public for South Carolina

My Commission Expires